

City of Surprise Demographic and Permit Statistics

December 2008 – Year End

Population

During 2008 Surprise became the 10th largest city in Arizona (based on the U.S. Census community survey). The population grew 2% this year, 2007 saw a 6% increase in population.

Population Data	
Current Population*:	109,672
Estimated Year End Population**:	109,672
Estimated Population December 2009**:	111,908
Current Service Population*:	128,869
% Change This Month:	0.18%
% Change YTD:	2%
% Change Last Year:	6%
5 Year Average % Change:	16%
*Based on housing unit completions	
**Based on % change	

Incorporated Area

102.7 Mi²

7th Largest City Area in Maricopa County*

*MAG 2007

Housing Data

Total Housing Units:	49,285
Housing Units Built This Year	1,000
Single-Family Units Built This Month:	46
1 Year Average Single-Family Units Built/Month:	63
Single-Family Units Built (YTD):	754
5 Year Average Single-Family Units Built/Year:	4,507
Estimated 2009 Year End Single-Family Units Built*:	754
Multi-Family Units Built (YTD):	212
Other Units Built (Mobile Home, Single-Family Attached) (YTD):	34
Demolitions (YTD):	15
% of Growth from Single-Family Units (YTD)	75%
% of Growth from Multi-Family Units (YTD)	21%
*Based on 2008 average single-family completions	

Housing

Surprise has seen the housing market continue to stabilize in 2008 with an average of 63 homes built per month and a total of 754 houses built this year. Last year an average of 160 homes and a total of 1,918 houses were built. Record growth occurred in 2005 when Surprise saw an average of 543 new homes built each month for a year-end total of 6,522 new houses.

The housing market is also beginning to show diversity as it continues to increase the share of multi-family units.

Total Permits

	Count	Trend
Total Residential Permits Issued This Month:	118	↓ 72
1 Year Average Residential Permits Issued/Month:	190	
Total Residential Permits Issued (YTD):	2,278	↓ 7,036
5 Year Average Residential Permits Issued/Year:	9,314	
Total Commercial Permits Issued This Month:	65	6
1 Year Average Commercial Permits Issued/Month:	59	
Total Commercial Permits Issued (YTD):	705	189
5 Year Average Commercial Permits Issued/Year:	516	

Permit Activity

2008 has seen a stable level of residential permits at an average of 190 permits per month. This trend can be partially attributed to a market attempt to balance the explosive housing growth in 2005. Other cities that have experienced growth and adjustment periods have seen a 2 to 3 year stable period prior to more increase in residential permits. Commercial permits have steadily increased over the past five years to an average of 59 permits per month. This constant increase may be explained by the market filling in commercial gaps to serve the residential population that has been expanded.